

### 1 3.10 LAND USE AND PLANNING

LAND USE AND PLANNING – Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### 2 3.10.1 Environmental Setting

3 The Project area is located 2 miles east-northeast of Niland, Imperial County, in the  
4 central basin of the Colorado Desert. Niland is a small community on the southeast side  
5 of the Salton Sea, approximately 80 miles southeast of Palm Springs and 19 miles north  
6 of Brawley. During World War II, the Project area was part of Camp Dunlap, a USMC  
7 base activated in 1942 and deactivated in 1945 (see Section 2.3.1, Camp Dunlap).  
8 When the land containing Camp Dunlap was quitclaimed back to the State of California,  
9 only the concrete slab foundations from the former buildings remained (Anglin 1997). In  
10 the mid-1960s, a few individuals began to establish residences on the cement  
11 foundations that remained from Camp Dunlap. Homes included buildings constructed of  
12 plywood, discarded lumber, and other materials that remained from the dismantling of  
13 Camp Dunlap, as well as mobile homes and RVs. A small community was formed that  
14 became known as Slab City. Slab City continues to attract occupants and visitors.

15 Another attraction to the Project area is Salvation Mountain, a 50-foot-tall structure built  
16 into a hillside using concrete, adobe, and paint that includes interior spaces, large  
17 panels of biblical verses, and a cross. Salvation Mountain was built by Leonard Knight,  
18 who visited Slab City in the early 1980s, began working on Salvation Mountain in 1984,  
19 and spent years rebuilding the structure after its collapse in 1990 (Bremmer 2015). A  
20 nonprofit organization, Salvation Mountain Inc. has maintained Salvation Mountain  
21 since 2014. A history of Slab City and Salvation Mountain is provided by Anglin (1997).

#### 22 3.10.2 Regulatory Setting

23 State planning law requires each city and county to prepare and adopt a  
24 comprehensive, long-term general plan for its physical development (Gov. Code, §  
25 65300 et seq.). Imperial County's General Plan is a blueprint for development through

the community. The Land Use Element identifies the goals, policies and standards of the General Plan that guide the physical growth of the County, including the elements necessary to support such growth such as the “general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land” (see Gov. Code, § 65302, subd. (a)).

### 3.10.3 Impact Analysis

#### *a) Physically divide an established community?*

**No Impact.** The proposed sale of School Lands does not include any construction or modification of existing conditions that could physically divide an established community. The proposed sale of School Lands will sell the land and transfer ownership of the School Lands to two nonprofit organizations that have applied to the CSLC to purchase the current State-owned lands.

#### *b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*

#### *c) Conflict with any applicable habitat conservation plan or natural community conservation plan?*

**No Impact.** The proposed sale of School Lands does not include any construction or modification of existing conditions that could physically divide an established community or conflict with any applicable habitat conservation plan or natural community conservation plan. The proposed sale of School Lands to two nonprofit organizations that have applied to the CSLC to purchase the current State-owned lands will transfer ownership of the School Lands to these organizations.

### 3.10.4 Summary

Based upon the above considerations, no land use and planning-related impacts are expected to occur as a result of the proposed sale of School Lands. The proposed purchasers of the School Lands parcels plan to continue the existing uses (current baseline conditions) associated with the respective parcels. The Project does not include any construction or ground-disturbing activities. Any other uses and potential impacts are too speculative for evaluation.